

049.A

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

766,200 /

766,200

766,200 /

766,200

766,200 /

766,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1:	TOMLINSON LINDSAY	Unit #:	A
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Owner 2:	VALLE PIO ANGELO TEJERO
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Owner 3:	
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Street 1:	95 MYSTIC ST UNIT A
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	POMERANTZ BENJAMIN J/ALISON G -
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Owner 2:	-
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Street 1:	95 MYSTIC ST #A
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02476
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NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1850, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7222																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	766,200			766,200		230045
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:26:39
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	755,000	0	.	.	755,000	755,000	Year End Roll	12/18/2019
2019	102	FV	666,700	0	.	.	666,700	666,700	Year End Roll	1/3/2019
2018	102	FV	591,200	0	.	.	591,200	591,200	Year End Roll	12/20/2017
2017	102	FV	540,100	0	.	.	540,100	540,100	Year End Roll	1/3/2017
2016	102	FV	540,100	0	.	.	540,100	540,100	Year End	1/4/2016
2015	102	FV	517,900	0	.	.	517,900	517,900	Year End Roll	12/11/2014
2014	102	FV	494,900	0	.	.	494,900	494,900	Year End Roll	12/16/2013
2013	102	FV	494,900	0	.	.	494,900	494,900		12/13/2012

Parcel ID

049.A-0001-0019.0

!14610!

PRINT

Date

Time

12/11/20

04:26:39

LAST REV

Date

Time

05/07/18

15:21:16

danam

14610

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POMERANTZ BENJA	55959-212		12/1/2010		502,500	No	No		
MACGILLIVARY L	42948-274		8/2/2004		567,000	No	No		
MACGILLIVARY SC	39005-011		5/1/2003	Family	10	No	No		
NYBERG JONATHAN	32325-416		2/2/2001		440,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2009	785	Manual	1,850					

Date	Result	By	Name
5/7/2018	Measured	DGM	D Mann
2/19/2002	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv	2	Rating: Very Good		A Bath:	Rating:												
Sty Ht: 2H - 2 & 1/2 Sty				3/4 Bath:	Rating:												
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:												
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Very Good												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:												
Sec Wall:	%			OTHER FEATURES													
Roof Struct: 1 - Gable				Kits: 1	Rating: Very Good												
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color: YELLOW				Frl:	Rating:												
View / Desir: N - NONE				WSFlue:	Rating:												
GENERAL INFORMATION				CONDOS INFORMATION													
Grade: C+ - Average (+)				Location:													
Year Blt: 1850	Eff Yr Blt:			Total Units:													
Alt LUC:	Alt %:			Floor: 1 - 1st Floor													
Jurisdct:	Fact: .			% Own: 57.139999390													
Const Mod:				Name:													
Lump Sum Adj:				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall: 10 - None	%			Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:	%			Total:	4.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 295.00													
Bsmnt Gar:				Size Adj.: 1.22003245													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ: 359.874													
Int vs Ext:				Other Features: 105647													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.94999999													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 803118													
% Com Wall	% Sprinkled:			Depreciation: 36943													
				Deprecated Total: 766174													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 049.A-0001-0019.0										IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					